



CITY OF SAN ANTONIO
**CENTER CITY DEVELOPMENT
 & OPERATIONS DEPARTMENT**

Alamo Plaza Advisory Committee

MINUTES

Tuesday, November 4, 2014

3:00 P.M. – 6:00 P.M.

International Center

La Orilla Del Rio Ballroom

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|----------------------------|---|---------|
| Councilmember Diego Bernal | Tri-Chair | Present |
| Marise McDermott | Tri-Chair | Present |
| Sue Ann Pemberton, FAIA | Tri-Chair | Present |
| Howard Peak | 1994 Alamo Plaza Study Committee Representative | Present |
| Ramon J. Vasquez | History/Archeology Representative | Present |
| Dr. Steve Tomka | History/Archeology Representative | Present |
| Dr. Sharon Skrobarcek | History/Archeology Representative | Present |
| Larry L. Laine | State of Texas Designee | Absent |
| Mardi Arce | Federal Government Designee | Present |
| Frank Z. Ruttenberg | Private Property Owner Representative | Present |
| Davis Phillips | Tourism Designee | Absent |
| Roger Perez | District 1 Appointee | Present |
| Anthony Edwards | District 2 Appointee | Present |
| Patricia Mejia | District 3 Appointee | Absent |
| Rudolph F. Rodriguez | District 4 Appointee | Present |
| Gabe Farias | District 5 Appointee | Absent |
| Rudi Rodriguez | District 6 Appointee | Absent |
| Ed Torres | District 7 Appointee | Present |
| Boone Powell, FAIA | District 8 Appointee | Absent |
| Bill Brendel | District 9 Appointee | Present |
| Jack Judson | District 10 Appointee | Absent |

Others Present: Colleen Swain (CCDO), Sarah Esserlieu (CCDO), Mimi Quintanilla (Consultant, Facilitator), Carlos Contreras (CMO), Claudia Guerra (OHP), Jackie King (GLO), Rodney Dziuk (TCI), Carisa Gamez (TCI), Steve de la Haya (CVB), Dr. Andres Tijerina (historian)

DISABILITY ACCESS STATEMENT



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1. **Welcome:** meeting started at 3:20 p.m.
2. **Approve Minutes:** The Committee briefly discussed the minutes. Sue Ann Pemberton moved to approve the minutes from August 5, 2014. Rudolph Rodriguez seconded the motion. The motion carried.
3. **Reports:** Mimi Quintanilla reviewed the ground rules (see attached slides 2-4). The Committee discussed the role of the Texas General Land Office (GLO) through the master planning process and expressed an interest in working with the State. Jackie King stated the GLO intends on working with the City through this process especially now that the geographic boundary extends beyond Alamo Plaza.

Colleen Swain and Marise McDermott discussed the Quality of Life meeting – the council committee members expressed support for the vision, guiding principles, and update to the 1994 plan. They requested the Committee keep all stakeholders well-informed throughout this process. They expressed concern that this plan not sit on the shelf and that a bold change should be made to the area. Marise McDermott summarized the meeting with Mayor Taylor who expressed support for the process and indicated the City would assist with funding the redevelopment effort. Diego Bernal stated there are currently one million dollars available for the master plan. He also discussed possible future funding sources including external funding sources from the private sector and the State, as well as City funds including a voter-approved bond project. Marise McDermott discussed the possibility of a public private partnership.
4. **Review Draft Scope of Work:** Colleen Swain introduced Dr. Tijerina, the historian providing annotations to the Committee's document that will be attached to the request for qualifications (RFQ). Dr. Tijerina explained he is conducting research in various archives to verify and annotate the information outlined in the Alamo Area Experience Plan Update. He discussed the Committee's emphasis on inclusion, diversity, and fostering healing for historically neglected groups. He clarified that the native groups not only contributed to the early parts of the Alamo's history, but their decedents still live in south San Antonio today and are very much part of the community. He also clarified that a mission is not a church or a building. It's a function – it's the Native American people. In a mission, the locus of power is in front of the chapel because that's where the American Indians were. Everyone in the complex lived and died in front of the chapel. He further explained that in the Catholic religion, the altar is ornate and of utmost importance. However, the chapel at the Alamo does not have an altar. Therefore, it is not a church but a mission to baptize people and make them Christians. To the neophytes, the altar is the front door and the façade. In front of that is sacred ground. Even in the Battle of the Alamo, most of the action was out front. He suggested that the plaza has precedence over the chapel and stated the plaza must be balanced with the chapel. Ramon Vasquez asked about the cemetery in front of the Alamo. Dr. Tijerina acknowledged its existence but stated no one has been able to find it. The remains were cremated, but there is no record where they are located. He stated no one can consecrate those grounds because they are already consecrated, and it is important to make people see that it *is* consecrated ground. He stated that some burials are known but many are not.

The Committee discussed a proclamation a community member, Maria Torres, handed out to Committee members. The Committee reiterated their former decision not to leave any group out to acknowledge all contributions to the site.

Dr. Steve Tomka discussed the antiquities code and that the master plan must adhere to city regulations, state antiquities codes, and federal regulations since the Alamo is on the National Register. He recommended adding some language about that into the scope of work for the RFQ.

The Committee reviewed the language for the scope of work for the RFQ. Colleen Swain explained that master plans can include public and private properties. Rudolph Rodriguez reiterated that the idea is to not limit the master planner's thinking. Diego Bernal commented that the plan can be fluid and can suggest multiple scenarios. If the first plan is not attainable, then a second plan will be available. Colleen Swain explained that the Alamo Plaza Advisory Committee will remain involved throughout the master planning process. Marise McDermott stated that until a multijurisdictional public private entity is established, the implementation component will not succeed. The Committee agreed to clearly state in the overview that this Committee will continue to be involved in the master planning process. They agreed on the language in attached slide 6. The Committee discussed the members' continued role going forward – not every member will be on the proposed governing board, but it will be decided upon in the future. The Committee agreed to add 'archeologists' to the list of professionals on the master planning team (see attached slide 15).

The Committee reviewed project location (slide 7). They discussed including maps (see attached slide 22-23) to the RFQ for clarity. Dr. Steve Tomka requested adding a map showing the area's appearance at the time the mission was established. Mardi Arce asked whether the State-owned lands are to be included in the plan. Marise McDermott reiterated that the master planners will not be limited in their thinking and that everything is on the table. Diego Bernal stated that looking at the GLO's property is different than ensuring a functional relationship to make all things Alamo correspond. The Committee agreed all options should be available to the master planner to imagine the best situation for the plaza involving all properties. After that, it would be up to the State and City to sort it out.

The Committee discussed the existing master plan for the Alamo grounds completed for the Daughters of the Republic of Texas (DRT). Jackie King explained that the State originally intended to do their own master plan, but they decided to see how this process turned out. This master plan will have to take into account private, local, state, and federal lands and interests. The Committee discussed the importance of not hindering the imagination of the master planning team and the possibilities for the site. They decided the plan should not be watered down or contain boundaries, but it should provide guidance.

Colleen Swain discussed the master planner's timeline. A team would then be selected to complete a master plan from June to December 2015. The Committee expressed concern that the timeline was too short because of the complex components the RFQ must contain. The Committee discussed making only the physical master plan due in December 2015, but even this would be a tight deadline with the significant public input required for this project. They discussed leaving the deadline

fluid and open for discussion with the selected team. Lori Houston asked Rodney Dzuik about the timeline for the bond program and indicated the deadline was December 2015 so this project would be eligible for the bond program. He responded that the public part begins in June or July 2016 and projects are selected by the end of the year. Mardi Arce likened this process to that of the Gateway Arch in Saint Louis, a project she had worked on. That project had similar land interests and took quite a bit of time. The Committee broke into small groups to review and discuss the scope of work at 4:45 p.m.

The Committee reconvened at 5:06 p.m. to discuss the list of resources included in the RFQ (see attached slide 21 – Committee additions are in red). They discussed including a map the master planner will be provided (see attached slide 22). Rudolph Rodriguez moved to approve the Local Historic District Boundary. Sue Ann Pemberton seconded the motion. The motion carried. The Committee discussed a second map to be included in the RFQ (see attached slide 23). Jackie King stated that the Daughters of the Republic of Texas Library is now called the Alamo Research Center. The Committee voted in favor of including the map in the RFQ pending that edit.

The Committee discussed their small-group edits to the scope of work (attached slide 14 – Committee additions are in red). The Committee recommended including an updated timeline for the master planning process in the RFQ. The Committee reviewed the list of professionals the master team should include on attached slide 15 (Committee additions are in red). The Committee discussed whether to include genealogists but decided to include cultural anthropologists instead (who usually have a background in genealogy). It was agreed that the City would provide all legal consultation necessary for zoning. The Committee had no comments on the opening paragraph on attached slide 16. For the key components of the plan, the Committee agreed to add the text in red on attached slides 17 & 18. There were no comments on slides 19 & 20. The Committee reviewed the elements of the RFQ and agreed to add the map of the local historic district after ‘Project Location’ (see attached slide 7). The Committee rephrased ‘Fiscal Responsibility and Investment Plan’ for clarity, and agreed on the phrasing on attached slide 20. The Committee agreed specifically to include property owners in ‘Community Engagement’ on slide 18 and economic viability under ‘Sustainable Business Model’ on slide 19. There were no further changes to slides 6-21.

5. **Review Schedule:** Mimi Quintanilla reviewed the upcoming meetings (attached slide 25-26) and noted the City Council date had been pushed forward to December 11 instead of December 4. Ed Torres requested adding specifics about the site – how many acres, the number of visitors, etc. to provide the master planning team with more information about the project. He also requested a thorough executive summary over one page. The Committee agreed.
6. **Wrap-Up:** Meeting ended at 6:00 p.m.